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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>1322-24 14<sup>th</sup> Street, NW</b>	Agenda
Landmark/District:	<b>14<sup>th</sup> Street Historic District</b>	<b>X</b> Consent Calendar
		<b>X</b> Concept Review
Meeting Date:	<b>November 17, 2011</b>	<b>X</b> Alteration
H.P.A. Number:	<b>12-29</b>	New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition
		Subdivision

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PGN Architects, representing CAS Reigler Development, seeks conceptual design review for a four-story rear and partial roof addition on a three-story commercial building in the 14<sup>th</sup> Street Historic District.

**Property History and Description**

The building was constructed *circa* 1905, and features a ground-level projecting storefront and upper floors designed in a monumental order with two-story piers and columns enframing sash windows. The main block of the building is only 32 feet deep; later additions connected the first floor back 132 feet to the rear alley on the first floor and approximately 68 feet on the upper stories.

**Proposal**

The project calls for retaining the original main block and removing the later additions, with the exception of the alley building at the rear, which will also be retained. A new four story rear addition will be constructed for commercial use on the first floor and residential use above. The residential floors will be organized around a small mid-building courtyard and pulled back from the retained alley building approximately 20 feet. A small roof addition would be constructed on the original main block of the building, set back 11'6" from the façade and 5' from the north party wall. The façade would be restored, including new windows and a new storefront that would be based on the original permit drawings.

**Evaluation and Recommendation**

The proposal retains and will result in the restoration of the original main block and façade of the building, as well as the utilitarian alley building. The addition is compatible in massing, height, and scale with other contributing commercial buildings in the 14<sup>th</sup> Street Historic District. The visibility of the roof addition has been tested in the field with HPO staff, and modified slightly in its dimensions to ensure that it will not be prominently visible or alter the building's roof line.

The staff recommends that the Review Board approve the project in concept, and delegate final approval to staff.